

EXHIBIT A
CITY OF BARABOO ZONING BOARD OF APPEALS
DECISION & ORDER

To: Eric & Malarie Montie
614 Ash Street
Baraboo, WI 53913

The City of Baraboo Zoning Board of Appeals considered the application of Eric Montie and Malarie Montie ("Applicants") to allow the construction of a 7-foot wide covered porch on the front of the existing house (that will wrap around to the south side of the existing house) resulting in an 18.5-foot front yard setback, a variance of 6.5 feet from the 25-foot setback requirement pursuant to §17.20(6)(a)1, Baraboo Municipal Code, for the construction of a wrap-around porch on the existing single-family residential dwelling located at 614 Ash Street, Baraboo, Sauk County, Wisconsin, on October 22, 2020, following a public hearing at 11:00 a.m.

FINDINGS OF FACTS

Having heard all the testimony and considered the entire record herein, the City of Baraboo Board of Zoning Appeals finds the following facts:

1. The application for variance came on for hearing on October 22, 2020 at 11:00 a.m. Board Chairman Hartmann noted compliance with the open meeting law.
2. The Applicants are the owners of property located at 614 Ash Street, Baraboo, Wisconsin ("Subject Property").
3. The Subject Property is a two-story Victorian home constructed in 1886 with local historical significance.
4. The Subject Property will be used as a single-family residence and is zoned R-1A, Single-Family Residential.
5. In accordance with §17.20(6)(a)1 of the Baraboo Municipal Code, a principal building requires a front setback of at least 25-feet, with certain exceptions that do not apply in this situation.
6. The Applicants have applied for a variance to allow the construction of a 7-foot wide covered porch on the front of the existing house (that will wrap around to the south side of the existing house) resulting in an 18.5-foot front yard setback, a variance of 6.5 feet from the 25-foot setback requirement.
7. Compliance with the strict letter of the applicable restrictions in this case would unreasonably prevent the Applicants from using the Subject Property as a single-family residential home, as the lack of a wrap-around porch has caused and will continue to cause

deterioration and water penetration into the home which, over time, will render the home unlivable. As such, strict conformance with the Municipal Code is unreasonable.

8. The undue hardship relates to the unique physical characteristics of the Subject Property, to wit: The Subject Property originally had a wrap-around front porch and the home and lot is designed to accommodate a wrap-around front porch. Notably, the absence of such a porch has led to faster deterioration of the foundation, including water penetration.

9. The granting of this variance will not harm the public or undermine the purposes of the Baraboo Municipal Code. There are no vision or obstruction concerns that will result from this variance.

10. The Applicants have not created their own hardship. The original wrap-around porch was removed by previous owners of the Subject Property.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the City of Baraboo Zoning Board of Appeals concludes that a 6.5-foot variance to the front setback requirement shall be granted to the applicants.

ORDER AND DETERMINATION

On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the City of Baraboo Zoning Board of Appeals determines and hereby orders that the variance is APPROVED.

Dated October 22, 2020.

ZONING BOARD OF APPEALS

Forest Hartmann, Acting Chairman

Members' Vote on Approval:

B. Madalon	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Absent
F. Hartmann	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
D. Kehoe	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Boyd	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P. Liston	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Absent
A. Burton	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No